

DOWNTOWN COMMISSION RESULTS

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Downtown Commission
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Tuesday, March 26, 2019 - 8:30 AM

111 N. Front Street, Michael B. Coleman Government Center

Hearing Room (Second Floor)

- I. Attendance** 00:36
- Present: Otto Beatty, Jr.; (Vice Chair); Tedd Hardesty; Robert Loversidge; Mike Lusk; Jana Maniace; Danni Palmore
- Absent: Kyle Katz; Steve Wittmann;
- City Staff: Daniel Thomas; Dan Moorhead
- II. Approval of the February 26, 2019 Downtown Commission Meeting Results**
- Motion to approve JM, TH- 2nd (6-0)
- III. Requests for Certificate of Appropriateness**

Case #1 19-3-1

01:17

Address: 400 Grove Street

Property Owner: Columbus State Community College (CSCC)

Applicant: Moody Nolan, Inc.

Design Professionals: Moody Nolan, Inc.

EDGE Group – Landscape Architecture

Request:

Certificate of Appropriateness for conversion of existing maintenance / storage building to Fresh Market CC3359.05(C)1)

Discussion: CS – description of program. Food pantry that will serve campus, often students that are first generation college students and lower income where food scarcity can be an issue. Partnership with Mid-Ohio Food Bank, which means that food will be available to larger community. OB – terrific project. CS – no food preparation on site.

DJT – painting and doing things to bring light into the building. MN – accessible ADA ramp. Replace windows and doors. A tree will be removed to allow for a small patio / plaza. A new exit (exit only) will be added on the east elevation. Hours have yet to be determined. Grove St. perspective shown.

DP – question about signage. CS – there name “Fresh Market” will have to change in that there is a franchise by that name. New working identity will be “Market at Grove” – signage will probably tie into Columbus State identity. Will

come back for signage. JM – question about need for structural repair. CS – some repairs will need to be done, i.e., tuck pointing, repainting rusted lintel. Overall, the building is in pretty good shape. The roof needs replacing. RL –good project but the submission is lacking in detail. What has been presented is no more than a sketch. This Commission needs to see what is going to be built. Don't want to hold you up. We need something more than this. Pieces are simple enough, I'll recommend that we approve but conditioned on receiving final drawings. CS – site plan presented, which is at a higher design development level. RL - Material samples, colors. JM – questions about railing and mesh. Window and door frames to be painted Columbus State blue. The concrete block will be painted a light color that matches surrounding buildings (off-white).

JM – like small outdoor patio area and you do have ability to expand it a little. EG – don't want to have a space that is too much of gathering. Also, don't want to eliminate too many trees. RL – move approval conditioned on submission of final drawings to staff. DP – 2nd.

Results: Motion to approve conditioned on submission of appropriately detailed drawings to staff. (5-1-0) Hardesty recusing.

Case#2 19-3-2

17:42

Address: 33 N. High Street Central Ohio Transit Authority (COTA)

Property Owner: COTA, c/o Andrew Biesterveld, Director of Capital Projects

Applicant: Jay Boone, Moody Nolan, Inc.

Design Professionals: Curtis J. Moody, Moody Nolan, Inc.

Request:

Certificate of Appropriateness for alterations to COTA's first floor entry CC3359.05(C)1)

Discussion: DJT – Project also involves ADA issues in having direct access off of High St. AB – Three part program to improve COTA'S administrative facility, components of which include collaborative work space on the 7th floor for mobility providers; also improving the board room. The main component are improvements to the lobby and customer experience such as access to different technology components as in self-service kiosks. Also means improving views from street into lobby. Removing revolving door and improving accessibility with sliding doors.

MN – showing extent of demolition. Showing plan of improvement. The new vestibule will be two stories high. Perspective and axonometric shown. New curtain wall will match existing. The ramp is on City R.O.W. and will have to be approved. Bike racks and bollards will be relocated. JM – what about new COTA signage? MN – that will be a separate submission. RL – we can approve the new ramp provided Public Service gives its okay. This is a better solution. I still have a problem with the lack of detail, with this application as well as the prior one. I also don't think we should slow this one down but would move that the applicant be required to submit finalized plans to staff. Motion to approve conditioned on submission of appropriately detailed drawings to staff. JM – 2nd.

Results: Motion to approve conditioned on submission of appropriately detailed drawings to staff. (6-0).

Case #3 19-3-3

28:49

Location / Address: Goodale Reach - 555 W. Goodale St.

Applicant Architectural Alliance / Brad Parish

Property Owner: WC Goodale, LLC

Design Professionals: Architectural Alliance / Brad Parish , Branham Sign

Request:

Certificate of Appropriateness for White Castle Corporate Office Building Signage.

Discussion: Staff – contextual information provided. Also presented were signage improvements for “The Fives” – the community center. BP – signage is consistent with how the building was developed. RL – signage is well placed and appropriately scaled. Often, in other projects, signage has been way out of scale. BP - The Fives is a joint venture venue space. TH – noticed “programmable” LED. BP – just gives the opportunity to change colors for special events, i.e. St. Patrick’s Day, OSU Football, etc. TH – we want to make sure that this is not overdone, changing every hour or day. BP – the southeastern sign is illuminated – they are halo lit. ML – move for approval. DP – 2nd.

Results: Motion to approve (6-0)

Case #4 19-3-4

37:01

Address: Edgar Waldo Way

Applicant and Design Professional: Architectural Alliance / Brad Parish

Property Owner: WC Goodale, LLC

Request:

Certificate of Appropriateness (Final) Office Building 2 of the White Castle Goodale Reach Development.

This office building was conceptually reviewed by the Downtown Commission in January 2019. See attached Results.

Discussion: BP – consistent with what was reviewed conceptually in January. The building already has tenants lined up. The largest change from the conceptual was the reconfiguration of the ramp in the rear. Utilizing the slope of the site to bring the ramp up from the other direction. Patterns of entrance and elsewhere are consistent with what is being used at the home office. Trying to get a campus feel. New trees will align with columns of the building. Floor plans and elevations shown and materials distributed. At top, standing seams at different widths and lengths to get some variation.

JM – question about parking area. West of building nice job of landscaping, south of building perhaps need to break up the large expanse of parking. BP – we’ll look at it. Parking topography slopes down so there is not much visibility. Walking path along the south edge. RL – move approval, ML – 2nd.

Results: Motion to approve (6-0)

IV. Business / Discussion

Public Forum

Staff Certificates of Appropriateness have been issued since last notification December 12, 2018

Ad Mural – ***Bold & Italics***

1. A19-2-12 400 E Mound - Heavenly Kids Sign
2. A19-2-13 401 E Noble - Heavenly Kids Sign
3. A19- 2-14 330 S High St (HRC)
4. ***A19-2-15M 60 E Spring St - Lexington – AM***
5. ***A19-2-16M 80 S Sixth - Library – Lamar AM***
6. A19-2-17 115 W Main - Arnold Schiff Signs
7. A19-3-1 399 S Grant – Windows
8. A19-3-2 33 N Grant – Graphics
9. A19-3-3 123 E Chestnut Windows, etc.
10. A19-3-4 300 Spruce - Leasing Banner

Next regular meeting will be on April 23, 2019, the fourth Tuesday of the month (four weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.

51:30